



City of Nevada City

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

DATE: October 6, 2009

FROM: Cindy Siegfried, City Planner

SUBJECT: Architectural Review – Outside Historical District – Proposed renovation and remodeling of existing home at 330 Alexander Street, David and Louise Beesley, Owners
Representative: Brian Squillace, McCamant & Durrett, Architects

ZONING:	R1- Single-Family Residential
SETBACKS:	Front Yard: 30 feet, Rear Yard: 25 feet, interior side yard 5 feet
TREE REMOVAL:	One, 14-inch Catalpa tree due to driveway reconfiguration
OTHER:	The permitted lot coverage is 50% of the site. The building height limit is 35 feet.

PROJECT:

The application submitted proposes the following exterior work:

1. Removal of the existing vinyl siding and refurbishing and/or replacement of the horizontal wood siding
2. Some door and window (vinyl) replacement and reconfiguration to proper proportions
3. Removal of a small deck on front of home and placement of new metal roof awning over door
4. Addition of a small deck on west side
5. Partial enclosure of existing veranda on east side
6. Reorientation of side stairs on east side
7. Partial enclosure of existing carport
7. The project includes removal of one, 14-inch catalpa tree to allow for driveway reconfiguration.

HISTORY

The existing residence was originally constructed in approximately 1937. The Planning Department base files indicate the property was subdivided in 1980. In 1996 the Planning Commission approved the conversion of a covered slab area to a bedroom and bath.

The Commission will be reviewing the architectural review application as the home was constructed in 1937 and is located in a "pre-1942" neighborhood, making it subject to the Design Guidelines.

STAFF RECOMMENDATION:

This project was reviewed by staff and approval would be subject to the following conditions:

FIRE DEPARTMENT

1. The project shall be subject to the approval of the Fire Chief and shall meet the standards within Ordinance 2006-04 which may require installation of a sprinkler system.
2. The driveway width shall be at least 14 feet to meet Fire Department standards, unless an exception is granted by the Fire Chief.

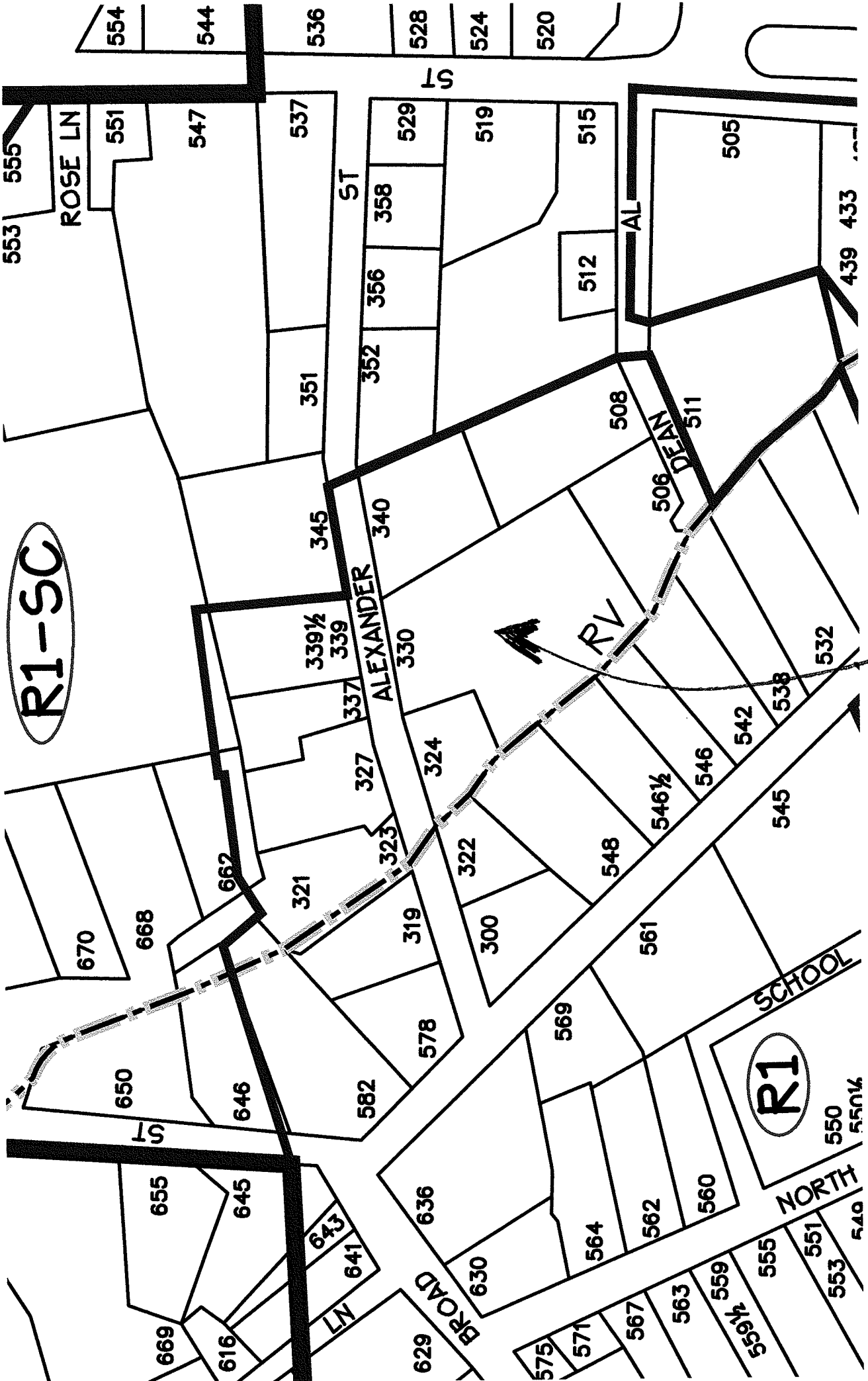
CITY PLANNER:

1. Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures. In some instances, an additional signature from the Nevada City Fire Department will be required and if so, the City Planner will direct you to the City Fire Department. After the City's review you can obtain issuance of the permit from the Building Department located at the Government Center, 950 Maidu Avenue, Nevada City.
2. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.

CITY FINANCE DIRECTOR

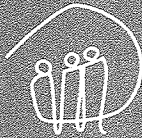
1. The applicant is advised that the project as conditioned is subject to the provisions of the Municipal Code, including the following:
2. Prior to commencing work, all contractors, vendors, and consultants providing services within the City limits of Nevada City must have a city business license.

Attachments



SUBJECT SITE

Beesley Architectural Application



PROJECT DESCRIPTION OF 330 ALEXANDER STREET

The proposed changes to '330 Alexander Street' are meant to improve the aesthetic character of the elevations & the livability of the floor plan.

Proposed Exterior Changes:

- removal of vinyl siding / restoration of wood siding
- reconfiguration of windows / doors to more traditional proportions
all new (n) windows / doors identified on elevations
- removal of inappropriate north deck / addition of door awning [48] sq ft unconditioned
- addition of small west deck 65 sq ft unconditioned
- partial enclosure of existing veranda on east side 155 sq ft conditioned
- reorientation of side stairs on east side
- removal of (1) 14" catalpa tree
- partial enclosure of existing carport

Modification to Windows/Doors (see photos and elevations for comparison):

-- NORTH (front of house) --

GROUND FLOOR

- (n) door @ new entryway (west end of elevation)
- (n) door @ dining room to replace two (e) windows
- (n) bank of three windows in kitchen to replace (e) door & two windows
- (n) window to replace (e) door @ deck to be removed (east end of elevation)

SECOND FLOOR

- (n) dormer window to replace (e) for aesthetic character

-- WEST --

GROUND FLOOR

- (n) door and window @ desk / deck to replace two (e) windows
- (n) window @ secondary bathroom to replace (e) window
- relocation of (e) dining room windows to new master bathroom

-- SOUTH --

SECOND FLOOR

- (n) dormer window to replace (e) for aesthetic character

-- EAST --

GROUND FLOOR

- (n) window for new entryway
- (n) bank of four windows for new sunroom

SECOND FLOOR

- (n) dormer window to replace (e) for aesthetic character



CITY OF NEVADA CITY

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CITY OF NEVADA CITY

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APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

DAVID & LOUISE BEESLEY

Name

PO Box 2180

Address

NEVADA CITY, CA 95959

City, State

530.277.0429

Phone

Check all that apply:

- ☐ A New Building
- ☒ Changes to Existing
- ☐ In the Historic District
- ☐ Other (Describe)

Number of existing units 1

Year of original construction 1937

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans – 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

330 ALEXANDER ST.

Street Address

05-350-11

Assessor's Parcel Number

Nearest cross street MAIN ST.

New floor area proposed 155 S.F.

Briefly describe proposed project:

PROPOSED CHANGES ARE MEANT TO IMPROVE AESTHETIC CHARACTER & LIVABILITY OF PLAN. CHANGES INCLUDE MINIMAL WINDOW/DOOR RECONFIGURING, RESTORATION OF WOOD SIDING, REMOVAL OF SMALL DECK, ADDITION OF SMALL DECK, ADDITION OF CANOPY, & REORIENTATION OF SIDE STAIRS.

Number of dwelling units on property 1

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- ☐ Foundation replacement
- ☐ Siding replacement - ☐ All siding or ☒ Repairs over 100 % (REFURBISH (E) WOOD SIDING)
- ☐ Roof replacement
- ☐ Use of metal framed windows
- ☒ Removal of old materials. Describe: REMOVE VINYL SIDING, N. DECK, E. STAIRS, N. EAVE.

REPLACE KEY WINDOWS CURRENTLY OUT OF CHARACTER.

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach TEN FOLDED COPIES of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property.

David Beesley Louise L. Beesley

Signature

Date

FOR OFFICE USE ONLY

Approved by:

Signature

Date

Signature

Date

PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing and proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? ☒ Yes ☐ No

If no, please explain _____

VOLUME AND MASSING

Lot Size 40,700 SF

Will the proposed building or changes

Have a larger floor plan than surrounding buildings?

Be taller than surrounding buildings?

Block views or sunshine from existing buildings?

Does the site plan provide a private yard area?

Yes No

☐ ☒

☐ ☒

☐ ☒

☒ ☐

Discussion, if needed:

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: (1) DOOR CANOPY w/ METAL ROOFING Pitch: 7:12

Siding: REFURBISH HORIZONTAL WOOD SIDING. NEW SIDING TO MATCH (E).

Windows: MILANO Vinyl WINDOWS TO MATCH (E).

Trim: WOOD TRIM TO MATCH (E) PROFILES.

Foundation/Pony walls: N/A

Decks, porches, railings: EAST STAIRS: HORIZONTAL WOOD SIDING + CONCRETE
WEST DECK: CEDAR, GALVANIZED STEEL, + TREX DECKING

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: ALL COLORS 'LIKE FOR LIKE'. PLEASE SEE ATTACHED

Trim: PHOTOS.

Accents: _____

Railings/Decks: _____

DETAILS

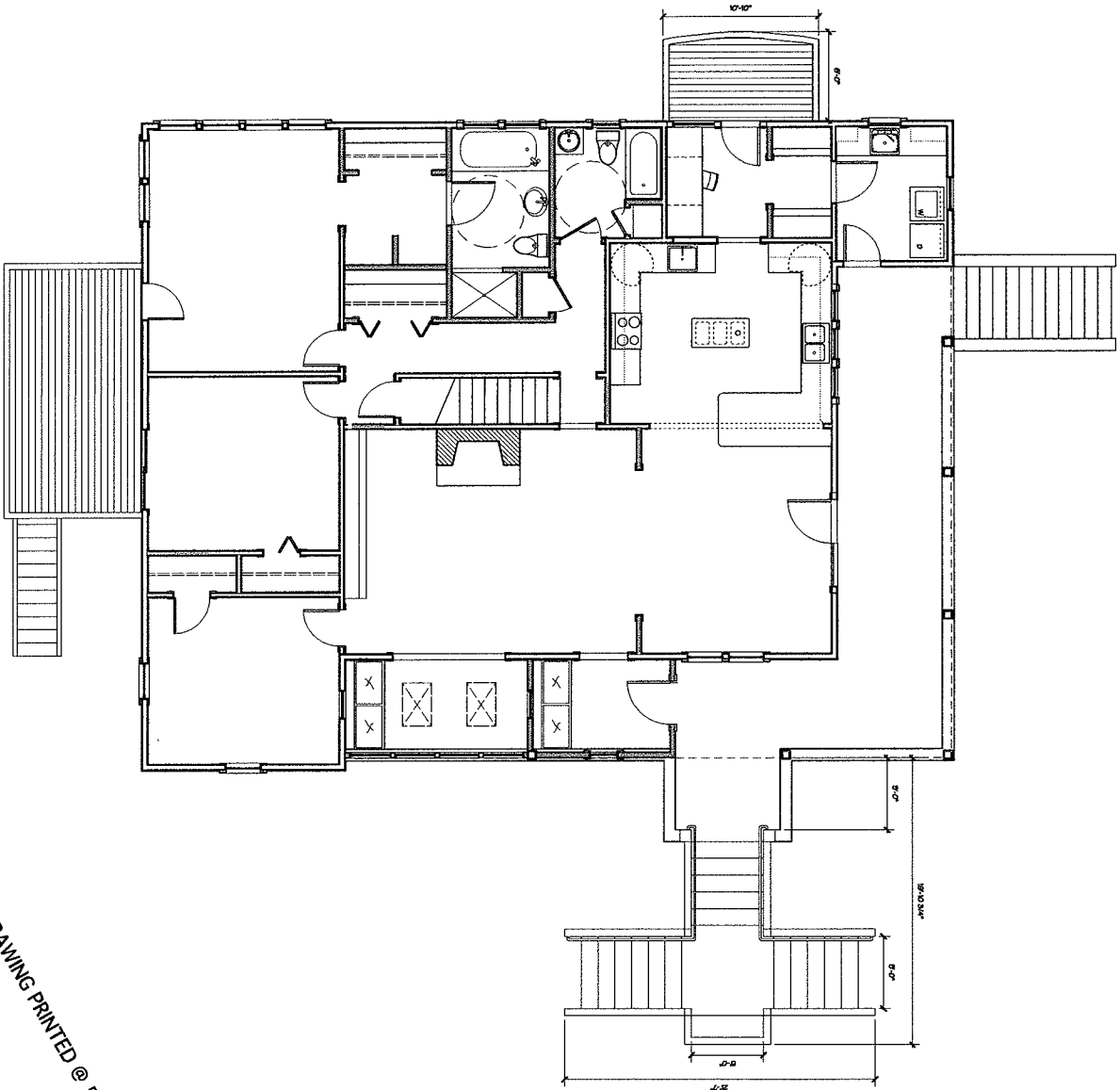
Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents - N/A
- Vents and flues - N/A
- Door and window materials, trim and design detail - TO MATCH (E)
- Porch and deck framing and railing details - SEE A6.1
- Garage door - N/A

OTHER APPLICABLE INFORMATION

Please complete the attached location key, Use the space below to provide any additional information for the Planning Commission.

1 PROPOSED GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"



DRAWING PRINTED @ 50% SCALE (1/8"=1'-0")

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A2.2 1 of 8 sheets	Sheet	NO.	DATE	DESCRIPTION	REVISIONS	BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
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CITY OF NEVADA CITY

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RCPT

AMT

CL# 10011

TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbd) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

NOTE: A \$50 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.

Street Address/Location: # 330 Alexander St. APN #: 05-350-11
Owner/Representative: REBECCA COFFMAN, LANDSCAPE ARCHITECT Phone #: 530-265-3355
Mailing Address: 19215 B-4 RANCH RD., NEVADA CITY, CA 95959

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

Number	Diameter	Species	Reason for removal (See § 18.01.035)
# 1	14"	Catalpa speciosa	Driveway realignment - reduction of drive surface
# See site plan, L.I.O., for tree location			
# Photo - see attached			

Representative: Rebecca Coffman
Property Owner's Signature: (see "Application for Architectural Review" for owner signature) Date: 9/30/09

OFFICE USE ONLY

Permit Date: _____ Expiration Date: _____

Remarks (Mitigation/Protection Measures): _____

Approved by: _____

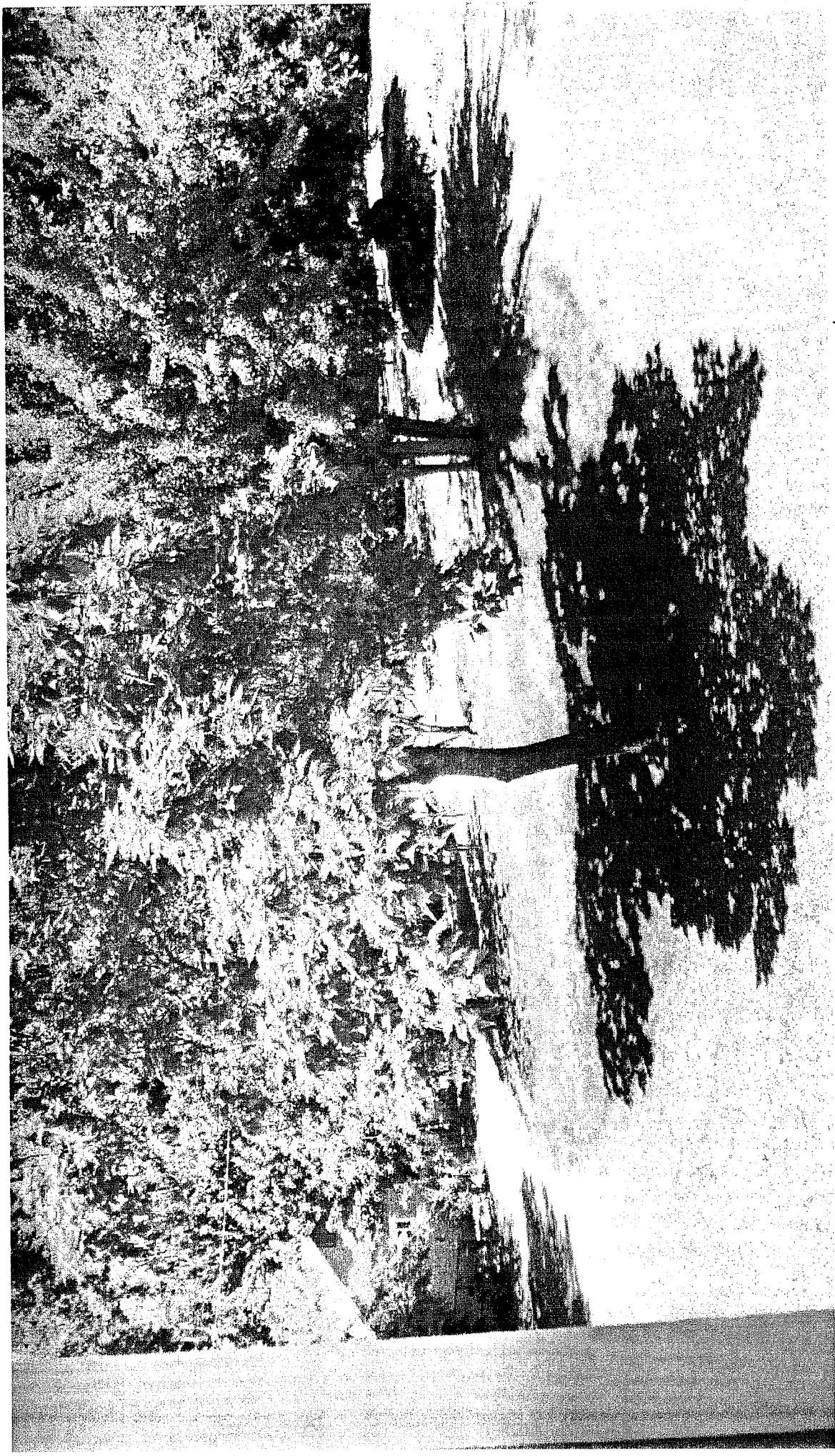
Signature

Date

Signature

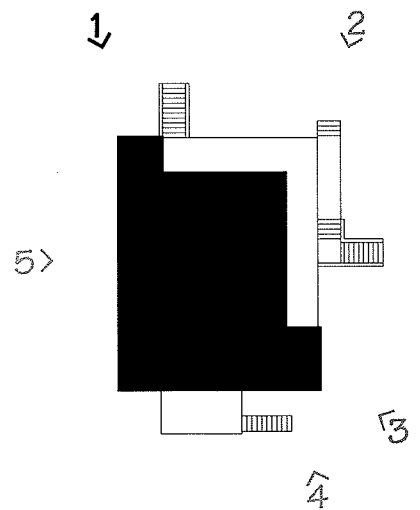
Date

TREE REMOVAL APPLICATION 9.30.09



14" *Catalpa speciosa* to be removed from #330 Alexander
Nevada City, CA

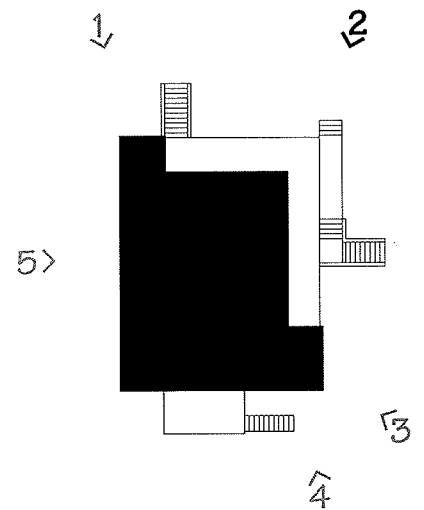
Landscape Architect: Rebecca Coffman 530-265-3355



EXISTING CONDITIONS

330 ALEXANDER STREET

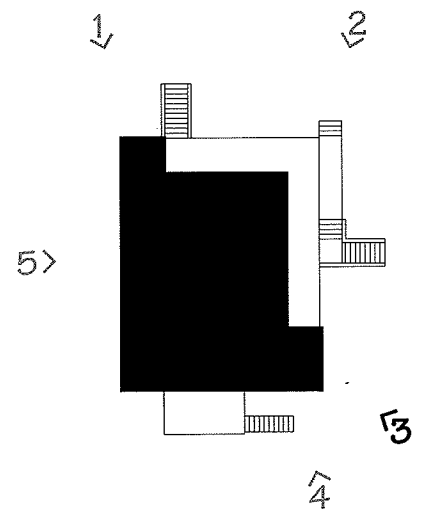
PHOTO 1



EXISTING CONDITIONS

330 ALEXANDER STREET

PHOTO 2



EXISTING CONDITIONS